



○I. identity.

Heart of Tala is a boutique collection of 18 meticulously planned apartments with optimal layouts and panoramic views of the Mediterranean and the Paphos hills. Thoughtful details—generous verandas, floor-to-ceiling glazing, smart storage, and quiet, energy-efficient engineering—turn everyday living into lasting comfort.



02.

Why Heart of TALA.



1. Prime Elevated Location:
Panoramic sea and mountain views from every apartment.

2. Architectural Identity:
Minimalist Mediterranean design blending nature, stone, and light.

3. Low-Density Living: Only a limited number of residences more privacy, less crowd.

4. Premium Finishes: Natural materials, large glass fronts, and refined interior detailing.

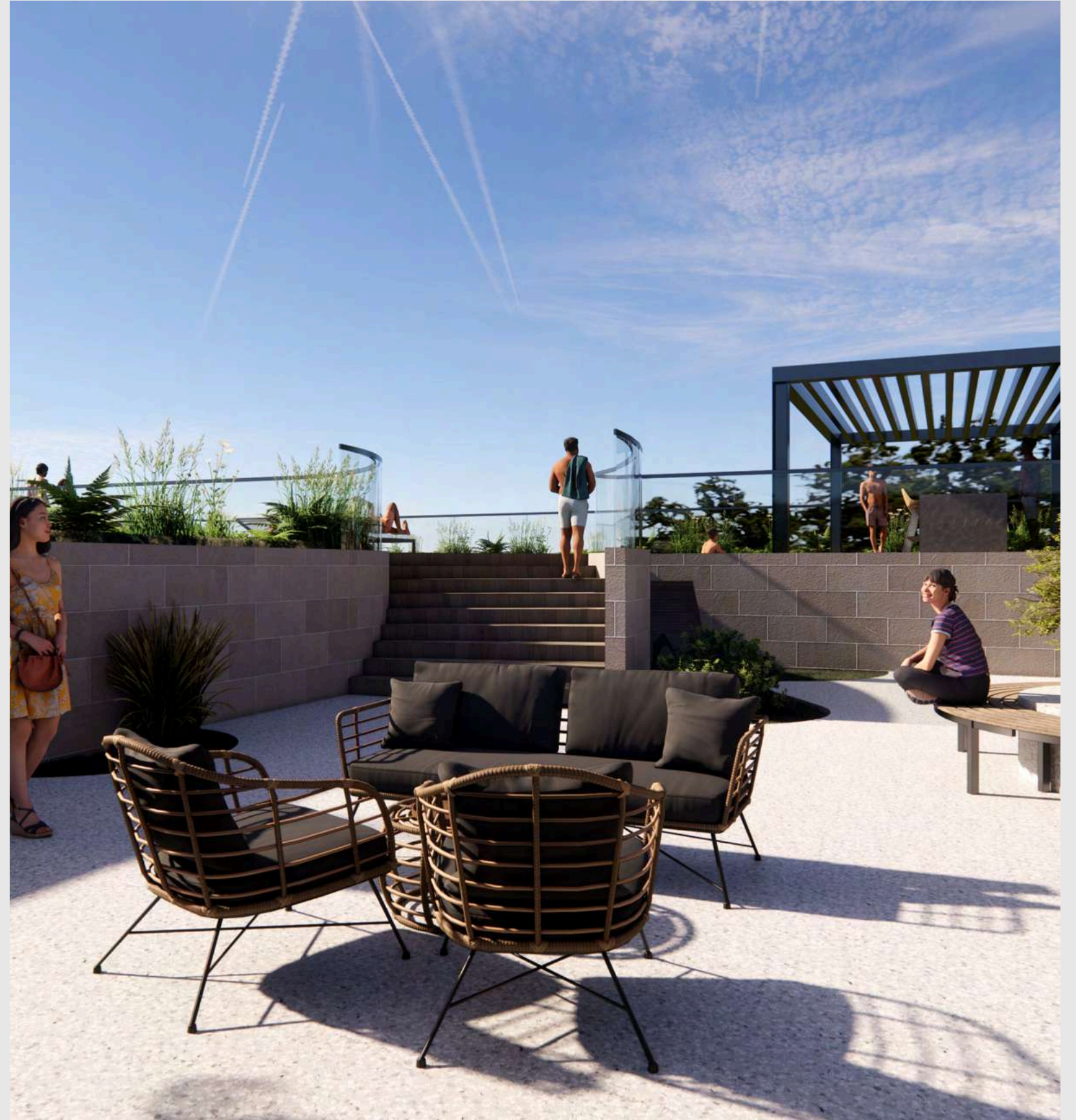
5. Exclusive Rooftop Amenities: 700 m² of open-air space with pool, lounge, and gym

6. Sustainable Construction: Energy-efficient materials and smart building systems.

7. Investment Value: Strong ROI and high demand area with long-term appreciation.

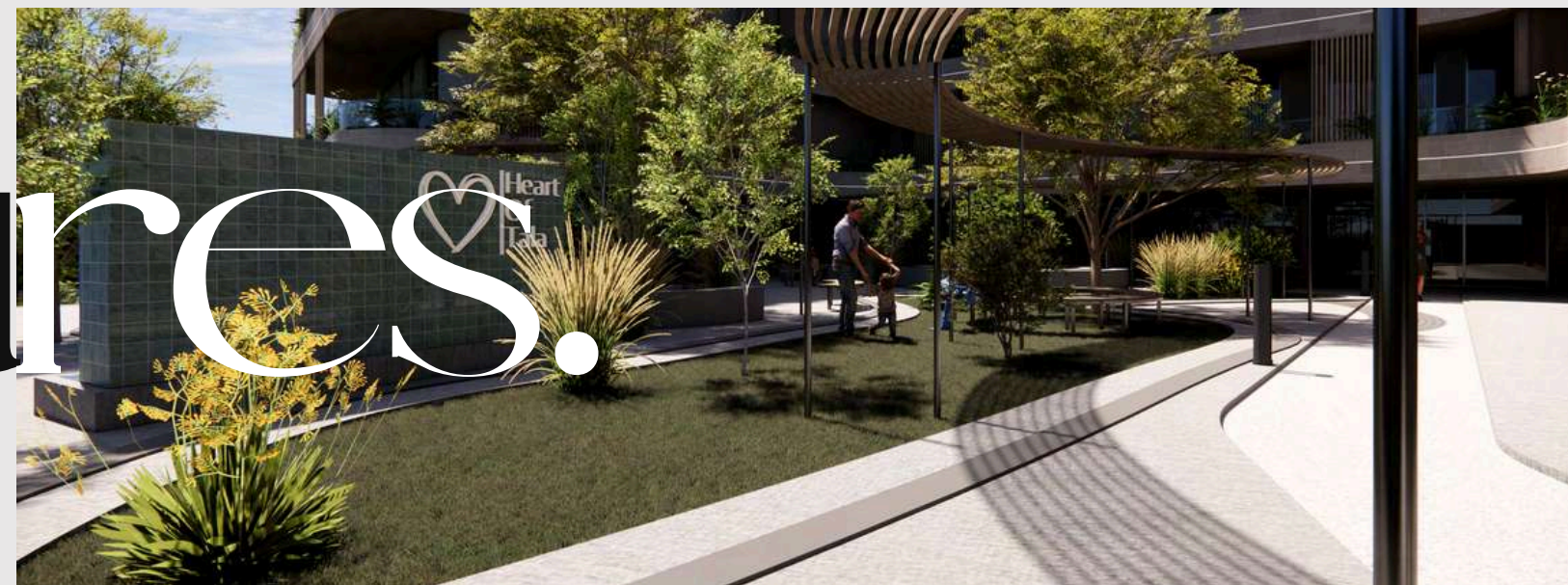
8. Turnkey Experience: Full service from purchase to management and rental support.

9. Developed by Holy Island: A boutique developer focused on quality, design, and precision.



03.

main features.



Investment Opportunities

- ~6% target net yield backed by pro leasing and efficient operations.
- Up to ~20% potential uplift at completion.
- Resort-level amenities & sea views drive premium rents and easy resale.
- Turnkey management for hands-off ownership.

Exclusive Amenities

Heart of Tala offers resort-level comforts: a pool, a spa suite with sauna and steam rooms, a fitness studio, and a dedicated treatment/massage room. A signature rooftop terrace with a barbecue and lounge opens to sweeping sea views from the upper floors—perfect for relaxed evenings and unforgettable sunset gatherings.

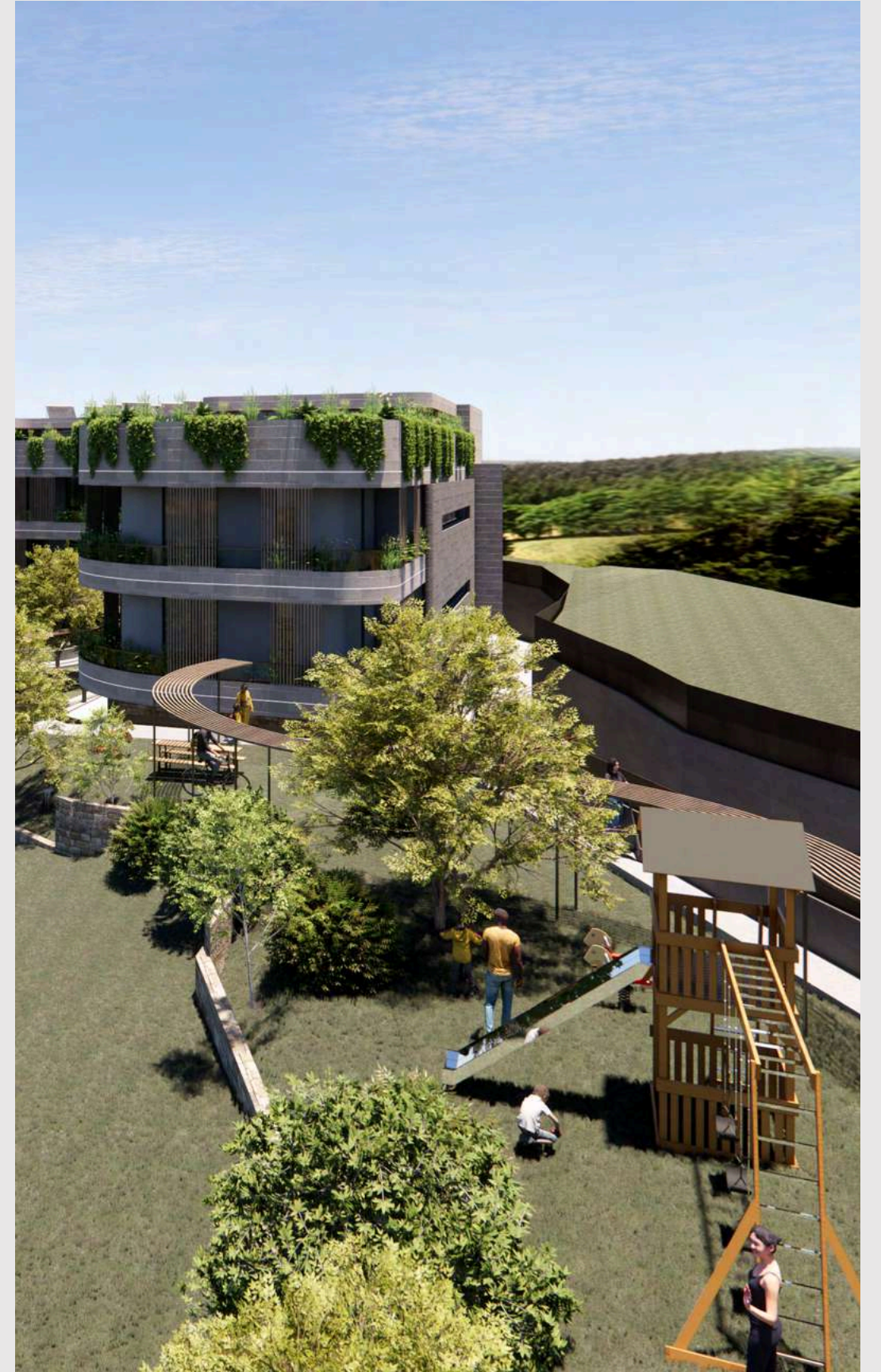
Services & Infrastructure

The complex is designed for comfort and peace of mind. A modern elevator serves all floors, while a landscaped communal garden and covered parking add everyday convenience. Security is enhanced with a smart alarm/access system. Professional management takes care of maintenance, ensuring every facility—from greenery to safety systems—runs smoothly and consistently, elevating overall quality of life.

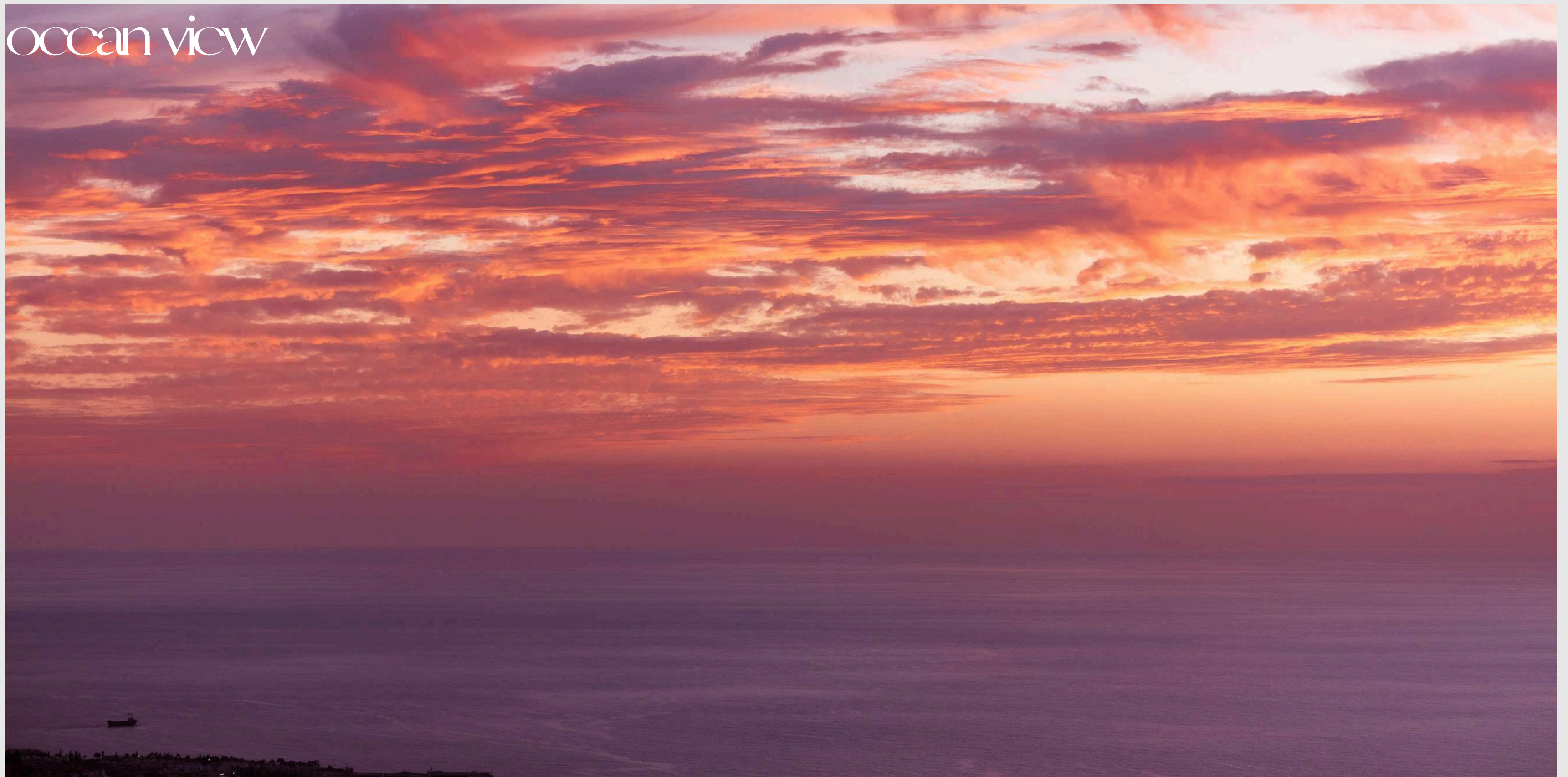
04. location.

Heart of Tala sits in a picturesque part of Tala with sweeping sea views—12 minutes to Paphos city center and 15 minutes to the best beaches of Coral Bay. Everything is close by: shops and supermarkets, parks and promenades, a private international school and a nursery. It's a calm, well-connected setting that's ideal for comfortable, everyday living.



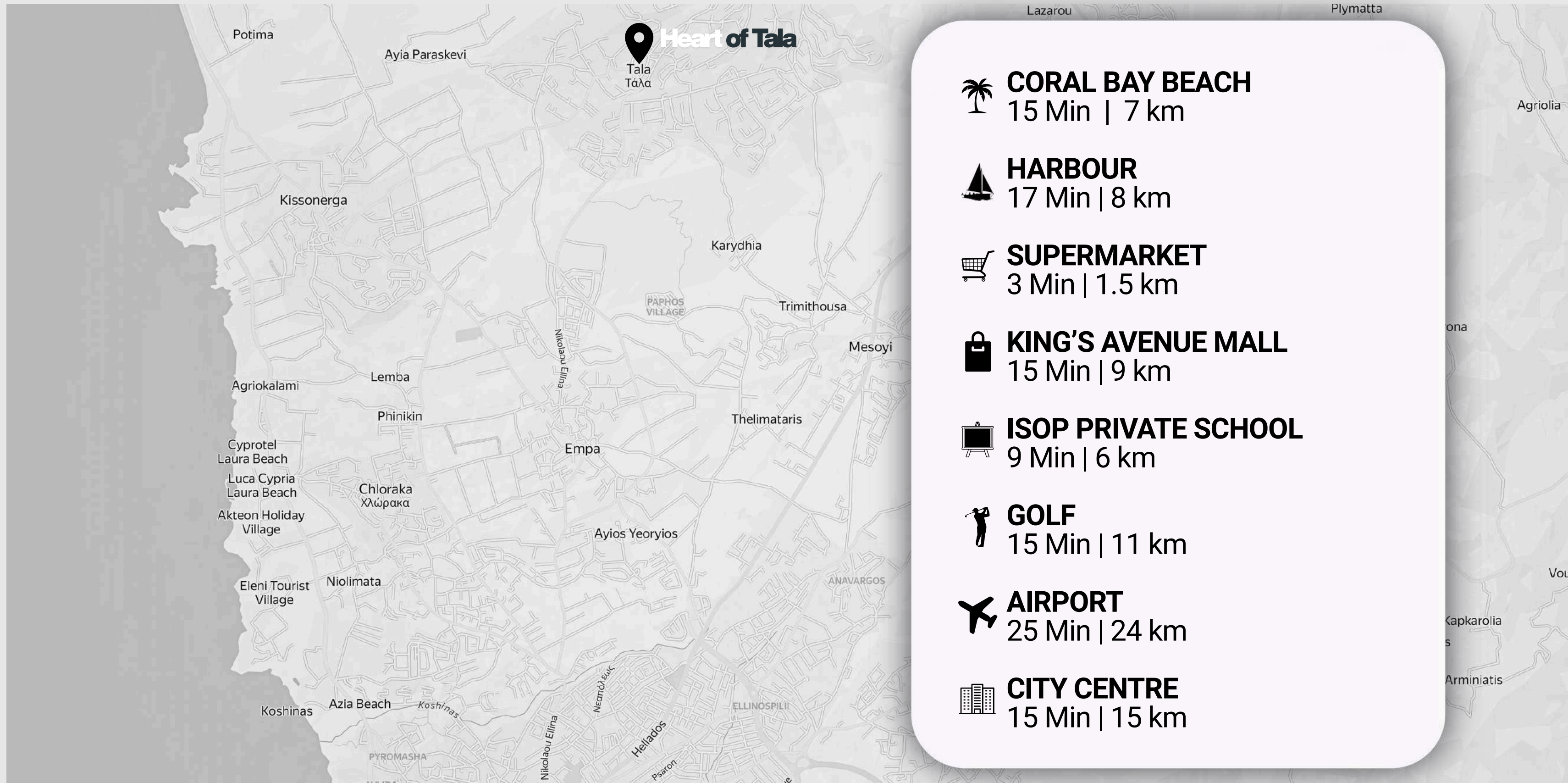


ocean view



mountain view





05. facilities.

Sauna & Steam room

Gym

Pool & Kids pool

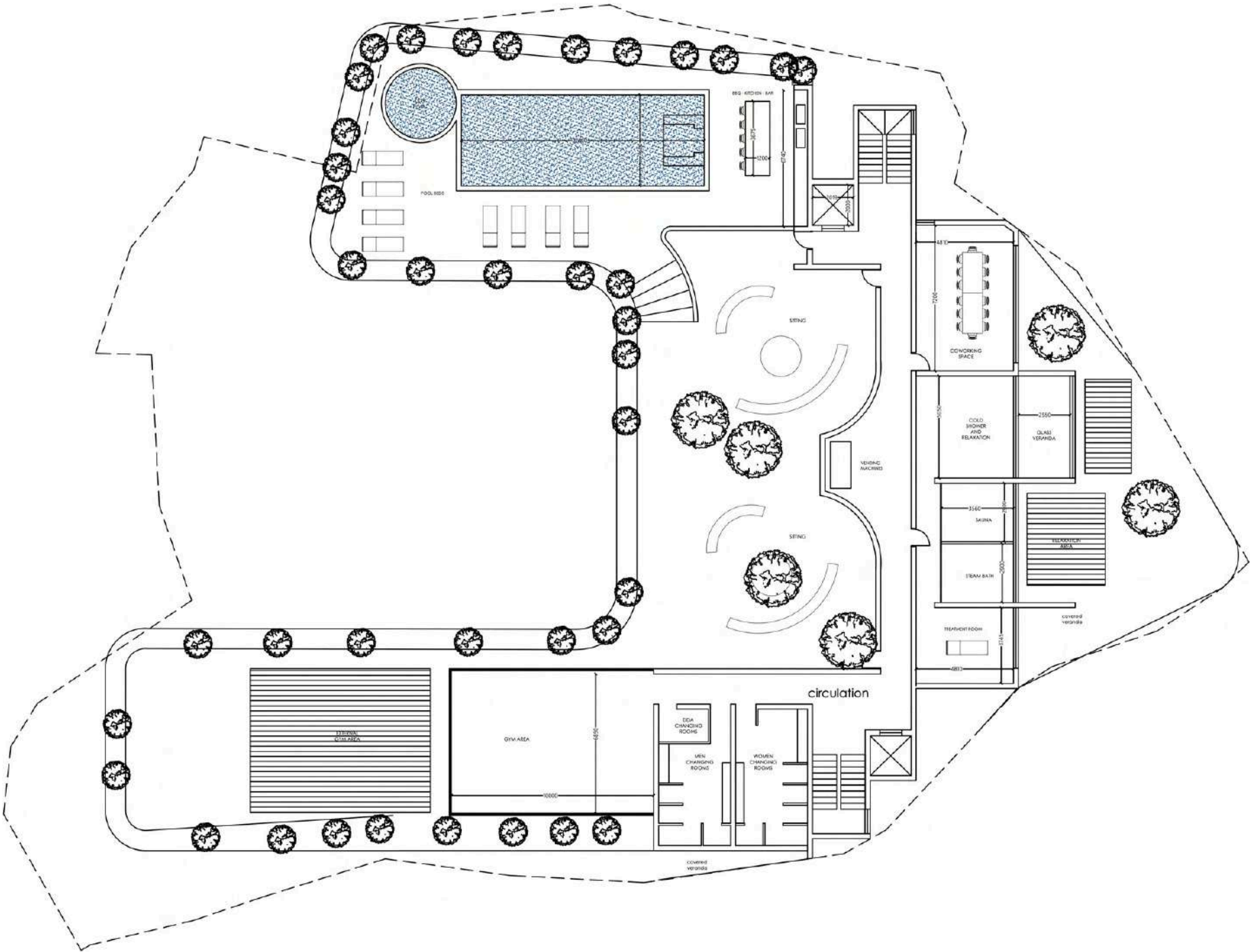
Coworking Space

Massage Room

Barbecue area



LAYOUT

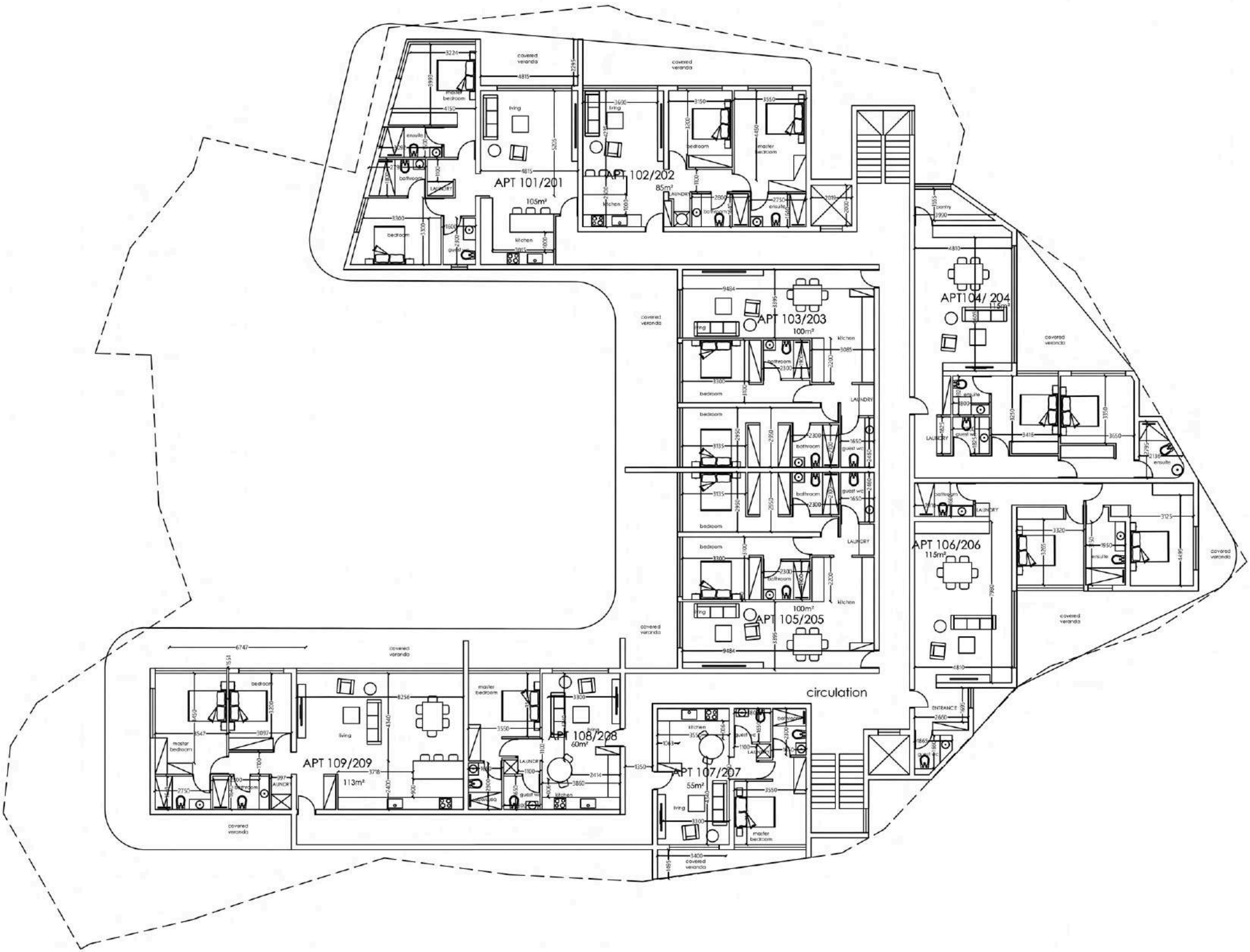


06. variations.

Heart of Tala consists of 4 one-bedroom apartments and 14 two-bedroom apartments, thoughtfully designed to offer comfort, style, and modern living.



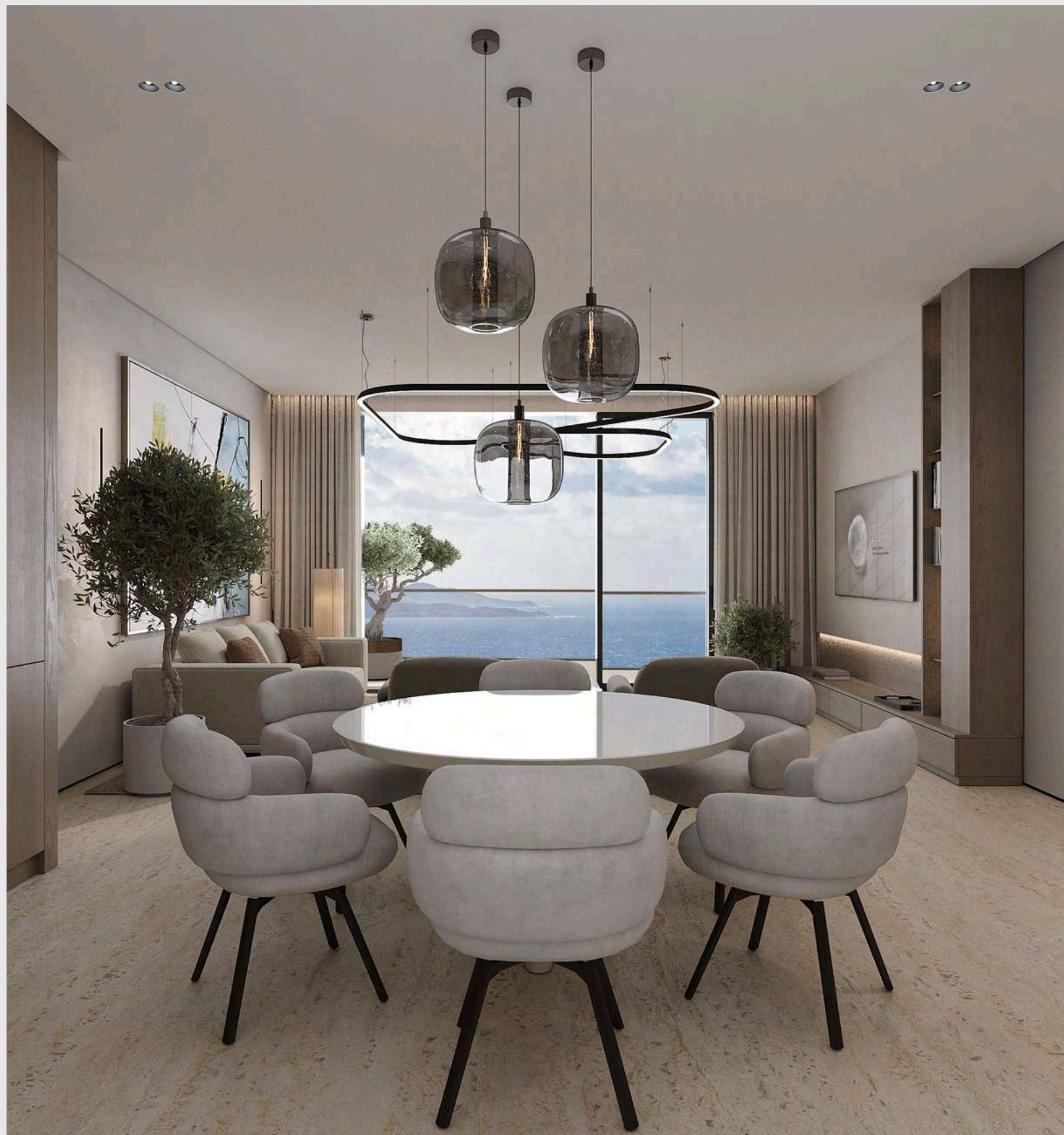
LAYOUT

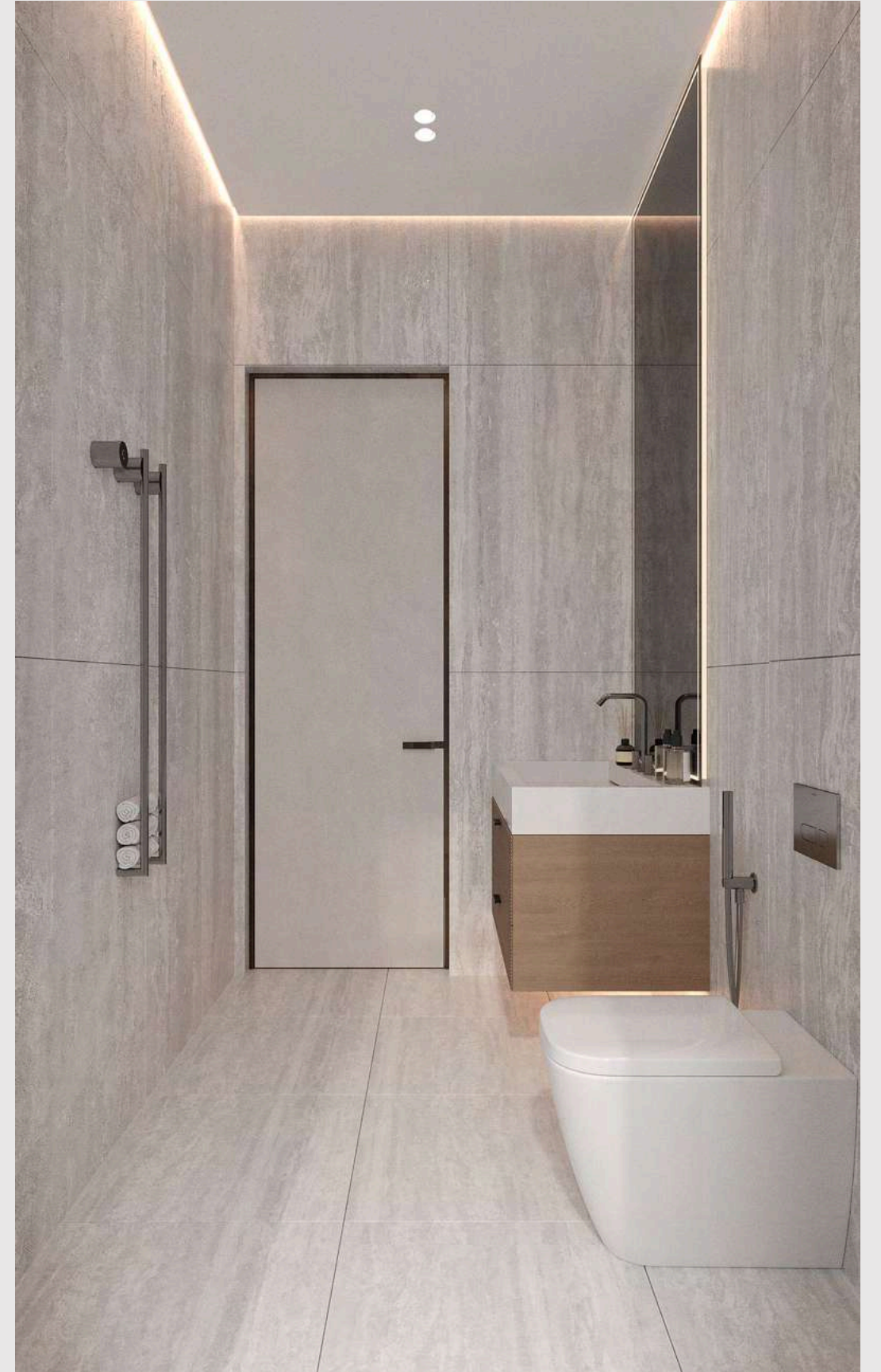


1 - bedroom apartments

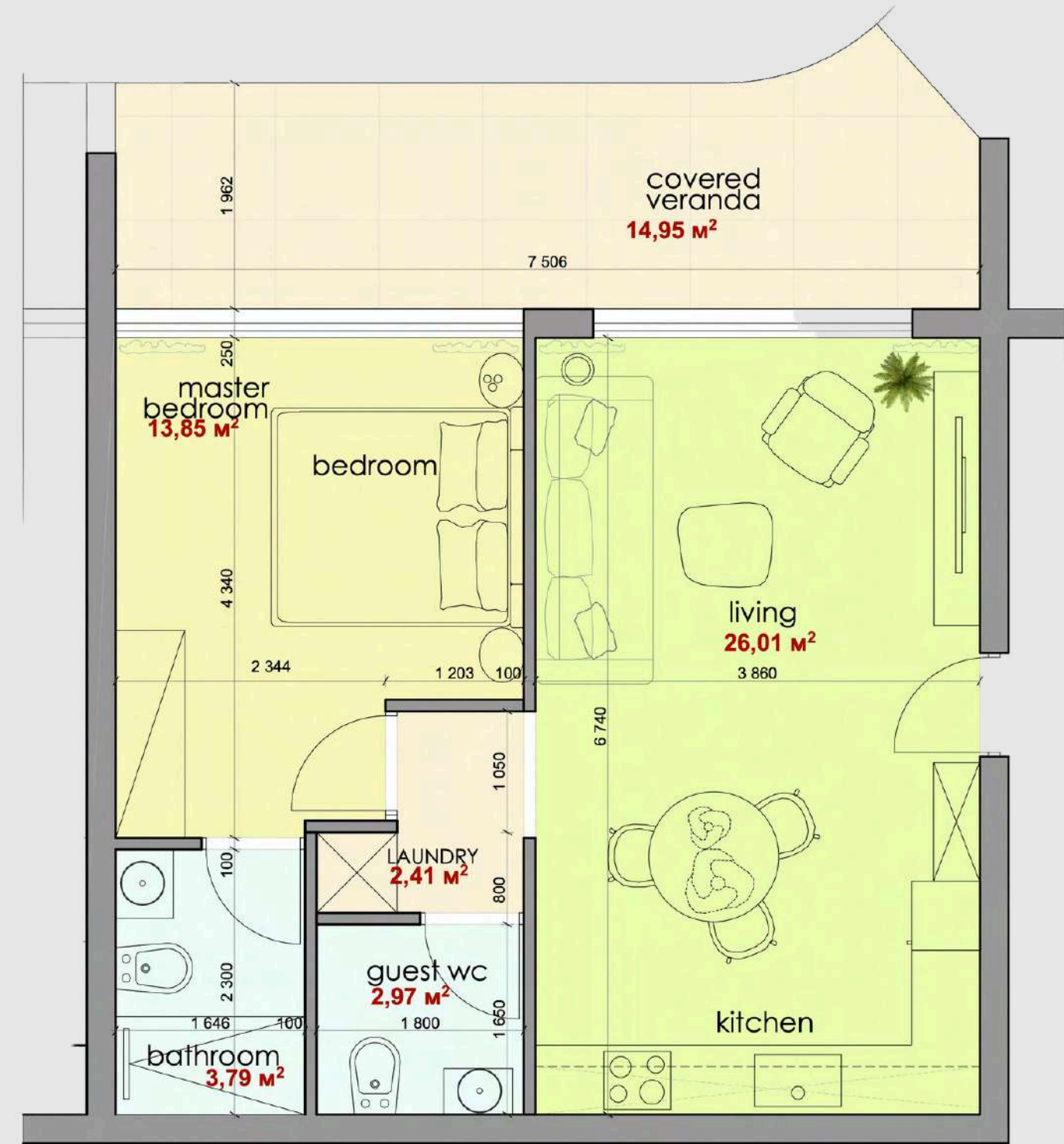


The interiors and finishes at Heart of Tala are crafted in a minimalist Mediterranean style with warm accent details, bringing a sense of calm and openness to each apartment. Upon entering, you are welcomed by a bright hallway with built-in concealed storage, leading into a spacious kitchen-living area, fully furnished with elegant furniture and modern appliances.





LAYOUT



2 - bedroom apartments



Quality materials and textures used in the interior design create a refined and pleasant tactile experience.

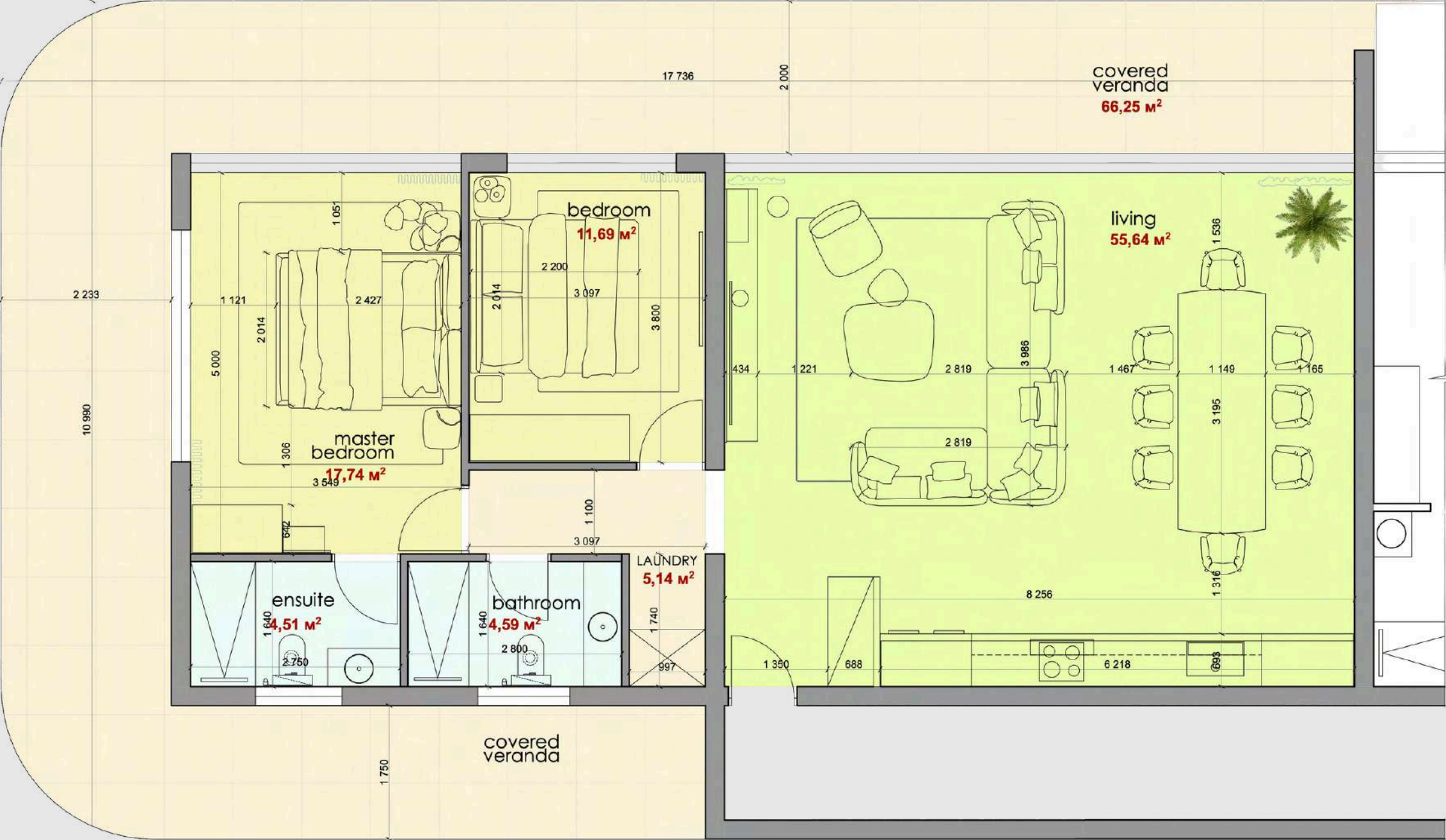
The terraces deserve special attention – they open up panoramic views of the entire city of Paphos and the endless beauty of the Mediterranean Sea.







LAYOUT



04.

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Design. Develop. Deliver.

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